



STAFF RECOMMENDATION

Approval, with Conditions

This document represents the Planning and Zoning Staff decision, findings and conditions of approval for a Design Review as cited below. It contains four parts: Section 1 – Summary, Section 2 – Recommended Conditions of Approval, Section 3 – Findings, Section 4 – Summary of Findings and Recommendation.

SECTION 1 – SUMMARY

DATE: January 7, 2020

CASE FILE NO.: Z0492-19-D

STAFF CONTACT(S): Anthony Riederer, ariederer@clackamas.us, 503-742-4528

LOCATION: 12E29DD 00100 and 00190

ADDRESS: No Address Assigned (Northwest Corner of SE 82nd and SE Glencoe)

APPLICANT(S): Maggie Xu of Trojan Storage

OWNER(S): Glencoe Investments

TOTAL AREA: Approximately 3.2 acres

ZONING: CC (Corridor Commercial, ZDO Section 510)

COMMUNITY PLANNING ORG: Southgate CPO

PROPOSAL: Construction of three new self-storage buildings totaling approximately 135,000 square feet, along with a leasing center and caretakers residences. Proposed project also includes revisions to site access, circulation, parking, landscaping, and other redevelopment as required by the Clackamas County Zoning and Development Ordinance.

APPLICABLE APPROVAL STANDARDS: This application is subject to Clackamas County Zoning and Development Ordinance (ZDO). Development of the subject property is subject to the provisions of ZDO Sections 1102, 510, 1002, 1005, 1006, 1007, 1009, 1010, 1015, 1021, 1102, and 1307 as adopted by the Board of County Commissioners. Additionally, this project will be subject to county development standards including, the County Roadway Standards, County Excavation and Grading Ordinance, and Oregon Structural Specialty Code, etc.

BACKGROUND:

The subject site is located on the west side of SE 82nd Avenue, at the intersection of SE 82nd and Glencoe Street. It is abutted on the north, east, and south by by commercially zoned and developed properties. Abutting to the west are properties with zoned for high density residential development. The properties along SE 82nd have an emerging character emphasizing durable human-scale materials, architectural detailing and articulation, and building presence along the 82nd Avenue frontage.

The applicant is proposing construction of three buildings totaling approximately 135,000 square feet. The proposed use is a self-storage facility and related accessory uses such as caretaker's quarters and a leasing management office. Proposed project also includes revisions to site access, circulation, parking, landscaping, and other redevelopment as required by the Clackamas County Zoning and Development Ordinance.

A pre-application conference was held on this project on July 3, 2019.

Clackamas County's GIS mapping system indicates that the project site is not subject to any additional habitat or conservation-related overlay zoning, historic property protections, or hazards related to flood or earth movement.

NOTICE

Notice of this application was sent to property owners within 300 feet of the subject tract property lines, as well as WES CCSD#1, Clackamas River Water, Clackamas County's Building, Engineering, Sustainability, and Economic Development Divisions, and the Oregon Department of Transportation.

PUBLIC COMMENT

As of the time this staff recommendation was released, no public comments had been received relating to this proposal.

AGENCY COMMENT

Engineering Division Facts and Findings

As of the issuance of this staff recommendation, Clackamas County Engineering was still reviewing the site design for compliance with the County's roadway and circulation standards. Findings will be forwarded and included in the land use decision.

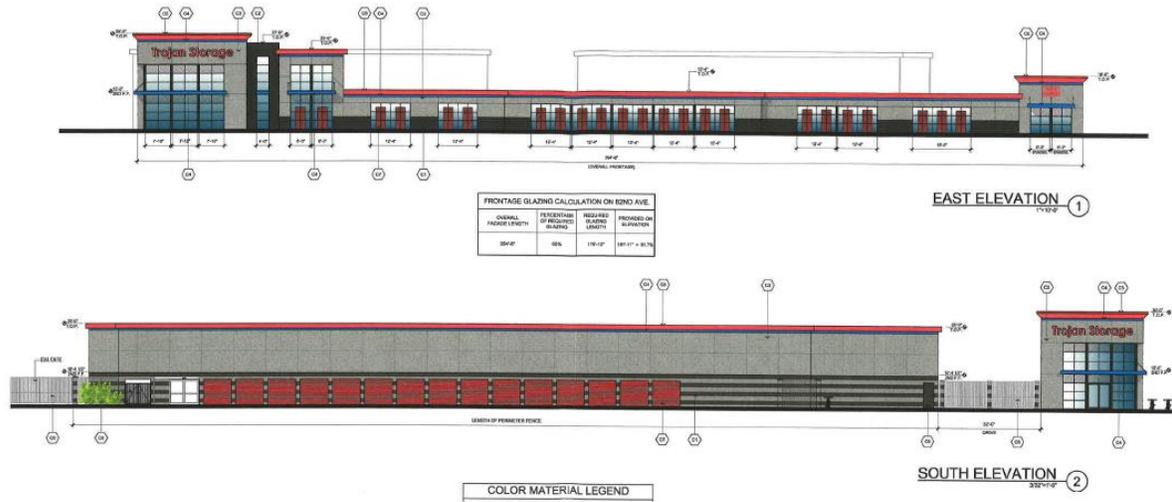
Sustainability Division Facts and Findings

The applicant has indicated that the trash and recycling collection area will be located in the southwest corner of Building B. Garbage and recycling is to be rolled out for pick up. The area trash and recycling containers' staging area for pick up is unclear. The dimensions of the internal enclosure space, in addition to the containers that are to be used for collection, are not made clear.

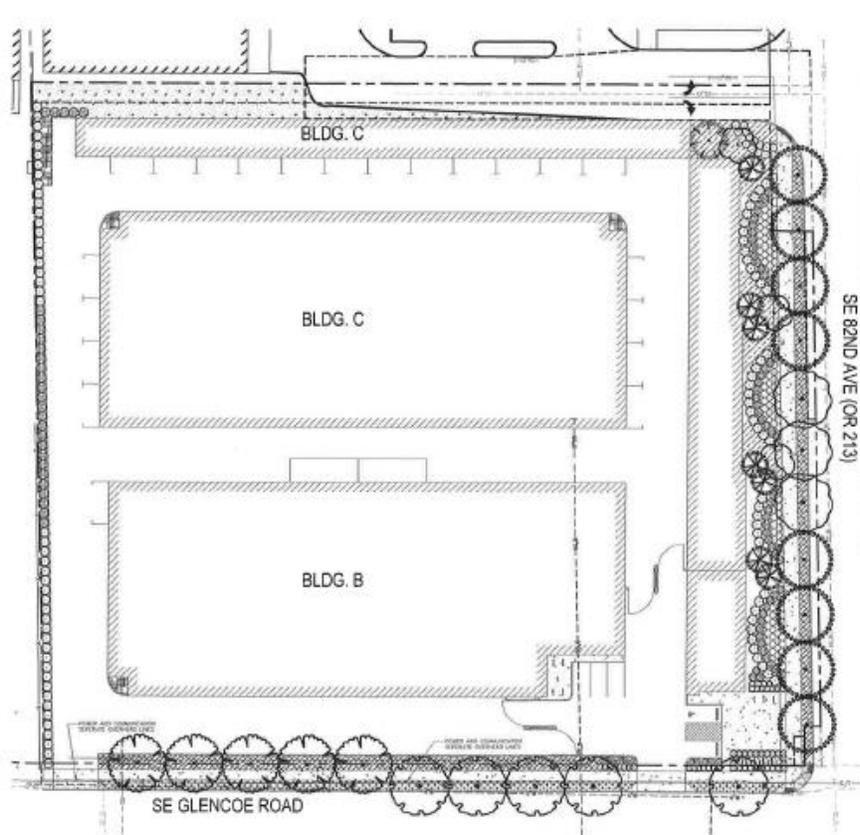
Site Aerial Image



Building Elevations



Landscape Plan



PLANT SCHEDULE					
TREE	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
	01	3	FRAXINUS NEREPOLIS	WEINSPORT-ULM	2' CAL.
	02	1	BOTANICAL NAME	COMMON NAME	8' H.
	03	1	FRAXINUS NEREPOLIS	WEINSPORT-ULM	8' H.
	04	7	SALIX MACKENZIEI	POPPLE CEDAR	8' H.
	05	1	BOTANICAL NAME	COMMON NAME	8' H.
	06	3	ALNUS INCANUS	ALNUS	2' CAL.
	07	5	PARQUETIA PERUVICA	PERUVIAN PARQUET	2' CAL.
	08	5	OSYRIS CRYSTALLINA	OSYRIS	2' CAL.
	09	8	OSYRIS CRYSTALLINA	OSYRIS	2' CAL.
	10	1	BOTANICAL NAME	COMMON NAME	8' H.
	11	5	OSYRIS CRYSTALLINA	OSYRIS	15' H.
	12	8	OSYRIS CRYSTALLINA	OSYRIS	15' H.
	13	1	OSYRIS CRYSTALLINA	OSYRIS	15' H.
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SECTION 2 –PROPOSED CONDITIONS OF APPROVAL

The Clackamas County Planning and Zoning staff recommends approval of this design review application subject to the following conditions:

A. General Conditions:

1. Recommended approval of this land use permit is based on the submitted revised written narrative and plan(s) filed with the County on November 12, 2019, with additional information submitted on December 9, 2019. No work shall occur under this permit other than which is specified within these documents. It shall be the responsibility of the property owner(s) to comply with these document(s) and the limitation of any approval resulting from the recommendation described herein.
2. The applicant is advised that they may take part in a Post Land Use Transition meeting. County staff would like to offer you an opportunity to meet and discuss this decision and the conditions of approval necessary to finalize the project. The purpose of the meeting is to ensure you understand all the conditions and to identify other permits necessary to complete the project. If you like to take advantage of this meeting please contact Wendi Coryell, 503-742-4657 or at wendicor@clackamas.us.
3. Prior to the SUBMISSION of building permits, the applicant shall submit a statement of use form to Wendi Coryell. She can be contacted at 503-742-4657 or wendicor@clackamas.us . The statement of use is used to calculate the applicable System Development Charges. These SDC's are included in the final calculation of the building permit fees for new development projects.
4. The decision is valid for four years from the date of the final written decision. If the County's final written decision is appealed, the approval period shall commence on the date of the final appellate decision (ZDO 1102.05). During this four year period, the approval shall be implemented, or the approval will become void. "Implemented" means all major development permits shall be obtained and maintained for the approved design review project. A "major development permit" is:
 - a. A building permit for the structure or
 - b. A permit issued by the County Engineering Division for frontage improvements required by this approval.
5. This Design Review approval is granted subject to the above and below stated conditions. Failure to comply with any of the conditions of approval constitutes a violation of this permit and may be cause for revocation of this approval.
6. The approval of the application granted by this decision concerns only the applicable standards for this decision. The decision does not include any conclusions by the county concerning whether the activities allowed will or will not come in conflict with the provisions of the federal Endangered Species Act (ESA). This decision should not be construed to or represented to authorize any activity that will conflict with or violate the ESA. It is the applicant, in coordination if necessary with the federal agencies responsibility for the administration and enforcement of the ESA, who must ensure that the approved activities are designed, constructed, operated and maintained in a manner that complies with the ESA.

B. Planning and Zoning Conditions:

1. Prior to issuance of certificate of occupancy, applicant shall submit a signed maintenance contract guaranteeing the landscape materials for one year from the date of installations or provide a performance surety pursuant to Section 1311, Completion of Improvements, Sureties, and Maintenance, covering the landscape maintenance costs for the one-year period, per ZDO 1009.10(F).
2. Prior to issuance of certificate of occupancy the landscaping installation, lighting, and irrigation system shall be inspected to ensure compliance with submitted drawings and the standards of ZDO 1009.
3. Prior to the issuance of building permits, the applicant shall submit a final proposed signage plan demonstrating compliance with the dimensional standards of ZDO 1010.

C. Building Code Division Conditions:

1. All construction shall comply with current Oregon Structural Specialty Code and any other relevant codes. All required building permits shall be obtained and received before final occupancy approval.
2. All applicable development permits (grading and erosion control, etc.) shall be obtained prior to any construction.

D. Clackamas County Engineering Conditions

As of the issuance of this staff recommendation, Clackamas County Engineering was still reviewing the site design for compliance with the County's roadway and circulation standards. Conditions of approval will be forwarded prior to issuance of the land use decision.

E. Clackamas River Water Conditions:

Clackamas River Water Requirements:

1. This development will be required to construct approximately 445-linear feet of waterline from the existing 10-in main located in SE 82nd Ave to the southwest property corner to provide adequate fireflow protection. Hydraulic modeling is attached, see figures 1 and 2 for maximum available flow.
2. Fire hydrants will be located on this new waterline to meet Clackamas County Fire District #1 standards.
3. The cost of the mainline required to serve the development shall be borne entirely by the Applicant.
4. The Developer shall pay for the abandonment of services no longer necessary to serve the property.
5. A backflow assembly will be required behind the domestic meters located on SE 82nd Ave and
6. SE Glencoe Rd to conform with Clackamas River Water Ordinance No. 1-2015, which requires existing services that are categorized by the Oregon Health Authority as a "Non Health Hazard (Pollution)" water use to upgrade their private system with a minimum of a double check behind the meter any time a Clackamas County building permit is pulled for any improvement to the property. Supporting documents are attached.
7. The average system pressure range at the hydrant located near the southwest property corner is approximately 68-73psi.
8. District approval is required for all professionally engineered waterline plans.

9. The Developer will be required to pay a time and materials deposit to the District for a Plan Check and Inspection fee prior to review any construction plans. Any unused portion will be reimbursed or if any monies are due the developer will be billed.
10. Upon construction plan review there may be additional requirements as set forth by the Water District.

Service Connection and System Development Charges:

1. Per Section 8 of the CRW's Rules and Regulations the following will be required when the Clackamas County Development Permit is issued for the parcel or per ZDO1006.05.F:
 - a. "Each dwelling or building will be provided with its own water service connection and meter ..." This means that each building will have its own domestic connection from the new waterline within the SE Glencoe Rd if existing service connections cannot be utilized.
2. The System Development Charges (SDC) is based on meter size.
 - a. The current System Development Charges (SDC) will be collected when a lot has been issued a Building Permit from Clackamas County and a CRW Water Service Application has been requested by the owner/builder.
 - b. The System Development Charges (SDC) is based on the domestic average and peak demands for your facilities. SDC credit will be given for the existing domestic meter(s) if a larger meter is needed.

Clackamas County Development Permit:

1. It will be the developer's responsibility to acquire any necessary easements for water facilities that shall be provided and designated on the final plat, as deemed necessary by the Water District. These easements must have functional access to public right of way and be properly recorded.
2. Fire and domestic water services as approved with this land use application, are intended specifically for the lot and are not intended to serve additional parcels or structures which may be created in the future. In the event that the parcels and/or lots are further divided to create additional parcels or lots, the owner is required to provide separate fire and domestic water services per CRW's "Rules and Regulations".
3. Future fire related improvements will require review and approval of Clackamas County Fire District #1 to ensure proper fire coverage and fire service connection installation in accordance with applicable regulations along with the appropriate backflow prevention assembly and flow detector.

F. Water Environment Services Conditions:
The following General Conditions shall apply:

1. The proposed development is located within the service area of Water Environment Services (WES) and shall be subject to WES Rules and Regulations, and Standards ("WES RR&S"), in accordance with the following adopted ordinances:
 - a. Water Environment Services Rules and Regulations, July 2018, Ordinance No. 03-2018
 - b. Sanitary Sewer Standards, Clackamas County Service District No. 1, July 1, 2013.
 - c. Stormwater Standards, Clackamas County Service District No. 1, July 1, 2013.
2. The applicant shall procure the necessary plan approvals, and permits in accordance with WES RR&S for sanitary sewer services and surface water management, including erosion control requirements.
3. Prior to plan approval, all submittals shall be reviewed for compliance with WES RR&S and Conditions of Approval. All sanitary and stormwater management plans and reports, which are submitted for review and approval, shall be stamped and signed by a civil engineer licensed by

the State of Oregon. The project construction, specifications, and testing must be completed under the direction of the project engineer.

4. The applicant shall include the following materials with their plan review submittal to WES:
 - a. Two (2) sets of complete civil construction plans for all sanitary and stormwater improvements
 - b. Two (2) copies of the final storm report, including infiltration testing
 - c. Two (2) copies of the geotechnical report, including infiltration testing
 - d. One (1) Non-residential Questionnaire (available on WES website)
 - e. \$800 minimum sanitary and stormwater management plan review fees
 - f. Erosion control permit application (available on WES website) and \$460 permit fee
5. The sanitary and storm systems shall be complete in all respects prior to Certificate of Occupancy. WES shall inspect and approve the construction of the sanitary and storm systems in accordance with the approved plans. No connections shall be made to the sanitary or storm systems prior to system acceptance by WES.
6. Any requests to modify current WES Design Standards shall be made in accordance with Sanitary Standards, Section 1.7 or Stormwater Standards, Section 1.6. The applicant shall provide all necessary information to evaluate the request, as determined by WES.
7. The proposed development shall be subject to applicable fees and charges, in accordance with WES RR&S. All fees and charges shall be paid prior to issuance of building permits, and are subject to change without notice to the applicant. All costs associated with the design, construction and testing of the sanitary sewer and storm system shall be provided by and at the sole expense of the applicant.

For Sanitary Sewer, the following conditions shall apply:

8. All building(s) with sewer drains within the boundaries of the proposed development shall be connected to the Public Sanitary Sewers System. Prior to occupancy, a gravity sanitary sewer service connection shall be provided to the development.
9. The sanitary sewer service connection lateral shall be constructed with a clean out at the front edge of the Public Utility Easement (PUE)/Right-Of-Way, or the property line.
10. Sanitary mainline UP7.4 transects the property and includes a 15' sanitary sewer easement (Doc No. 1973-07093). No development shall encumber the use or access to this easement by WES. The applicant's sanitary sewer plan shall show the location of the mainline and easement, or propose an adequate plan, as determined by WES, to abandon the line.
 - a. If abandoned, the applicant shall submit plans to cut, plug, and grout the line at manhole UP7-6. WES will process a quit claim for the easement.
11. Any existing service laterals shall be used where feasible, as determined by WES.
 - a. If an alternative or modification to the existing connection is proposed, the applicant shall provide justification for the modification to WES for review and approval, including any necessary plans and/or profiles as determined by WES. A tap-in fee shall apply for any new tap to the mainline.
12. With the first plan submittal, the applicant shall include a WES Non-Residential Questionnaire (NRQ) with an estimate of the development's discharge load and volume to the public sanitary sewer system.

For Surface Water, the following conditions shall apply:

13. **Surface Water Management Plan:** All development that creates or modifies 5,000 square feet or more of impervious surface area shall be subject to WES RR&S. A Surface Water Management Plan and Storm Report (SWM Plan), Geotechnical Report and downstream conveyance report shall demonstrate how the development will conform to WES RR&S. The plans and reports shall be prepared by a licensed engineer and submitted to WES for review and approval.
 - a. Note: The applicant's preliminary SWM Plan does not address water quality. Water quality treatment per WES Standards shall be provided prior to discharge into any drywell facility.
14. The SWM Plan shall provide a design to mitigate the stormwater runoff from all proposed onsite permeable and impervious surface areas, all water entering the property from off-site, and any road frontage improvements.
15. The SWM Plan shall conform to the following general stormwater standards, as well as all other applicable stormwater requirements in accordance with WES RR&S:
 - a. **Water Quality Standard** - Water quality facilities shall be designed to capture and treat the first 1-inch of stormwater runoff from a 24-hour storm event using either vegetation (Appendix H) or a Basic Treatment proprietary device (Appendix F).
 - b. **Infiltration Standard** - The first ½ inch of runoff in a 24-hour period must be captured and retained onsite through an approved infiltration system.
 - c. **Detention/Flow Control Standard** – On-site detention facilities shall be designed to reduce the 2-year post-developed runoff rate to ½ of the 2-year pre-developed discharge rate.
 - d. The **conveyance system** shall be sized for a minimum 25-year design storm.
16. The SWM Plan shall identify an acceptable point of discharge to safely convey stormwater runoff from the entire boundary of the development, or the applicant shall propose a plan to provide an acceptable point of discharge, including necessary easements.
17. Grading plans shall clearly identify an overflow pathway system by which the storm/surface water within the development will be controlled without causing damage or harm to the natural environment, or to property or persons in the event of any stormwater facility failure or bypass (Section 1.2)
18. **Infiltration Testing:** The storm report shall verify the feasibility of all proposed infiltration systems and provide infiltration test results that correspond to the location and depth of each infiltration facility, in accordance with Appendix E.
 - a. The submitted geotech report indicates only a single infiltration test was performed on site. Infiltration testing shall be required at the location of each proposed drywell facility.
 - b. Infiltration facilities shall provide a 3-foot minimum vertical separation from the maximum seasonal groundwater elevation to the bottom elevation of the infiltration facility. (Appendix H)
 - c. Note: The geotech report recommends a safety factor of 3 be applied, however the storm report indicates a safety factor of 2 was used.
19. A Downstream Conveyance Analysis shall be included in the SWM Plan. WES may modify this condition if requirements for 25-year onsite retention and emergency overflow can be met.
 - a. ODOT must approve any Downstream Analysis for proposal to discharge into 82nd Ave.

20. If infiltration is not feasible the design engineer shall submit a modification request in accordance with Stormwater Standards Section 1.6 with an equivalent alternative design which can accomplish the same design intent as provided in these standards.
21. Any storm facilities located within County ROW will be maintained by WES. These facilities shall be designed to only receive runoff from the ROW and shall provide adequate maintenance access and functionality, as determined by WES. A maintenance agreement with WES shall not be required for these facilities.
22. The property owners shall be responsible to perpetually inspect and maintain all stormwater management systems, in accordance with WES Rules, Section 12.10. A WES 'Private Storm Drainage Facilities Maintenance Plan' (available on website) shall be submitted to WES prior to final plan approval.

For Erosion Control, the following shall apply:

23. All construction sites, regardless of size, shall implement proper erosion prevention and sediment control measures for any development activities that accelerate erosion, including construction, grading, filling, excavating, and clearing.
24. Any development activity that results in over 800 sq ft of soil disturbance shall obtain a WES Erosion Prevention and Sediment Control (EPSC) Permit before the start of any grading or construction activities. The applicant shall submit an EPSC Permit application and erosion control site plans, and pay applicable permit fees (\$460 + \$80/acre over 1 acre).
 - a. For sites that are 1 acre to less than 5 acres of disturbance, an Oregon DEQ 1200-CN Construction Stormwater (Erosion Control) Permit will be issued by WES along with the WES EPSC permit.

For Water Quality Vegetated Buffers, the following shall apply:

25. All new development shall meet WES Rules to preserve and maintain an undisturbed vegetated buffer to protect all water quality resource areas. The applicant shall coordinate with County Planning staff on any buffer requirements that may apply.

The following WES Fees and Charges shall apply:

26. Sanitary Sewer Plan Review fees shall apply. A \$400.00 minimum shall be due with the first plan submittal.
27. Surface Water Plan Review fees shall apply. The total fee is equal to 4% of the construction cost for all stormwater management related facilities. A \$400.00 minimum shall be due with the first plan submittal.
28. An Erosion Prevention and Sediment Control (EPSC) permit fee shall apply. A \$540.00 permit fee shall be due with the first plan submittal.
29. Surface Water System Development Charges shall apply for any additional impervious surface area, in accordance with the prevailing rates in effect on the date of building permit application submittal. The current rate is \$211 per ESU (Equivalent Service Unit). Each ESU is equal to 2,500 sf of new impervious surface area. Rates typically increase on July 1.
 - a. A credit of 23 ESU's will apply based on previously paid SDC's.
 - b. An estimate of the additional Equivalent Service Units (ESUs) will be determined after the stormwater management plan is reviewed.

30. Sanitary Sewer System Development Charges shall apply in accordance with the prevailing rates in effect on the date of building permit application submittal. An estimate of the Equivalent Dwelling Units (EDUs) will be determined after the civil site plan is reviewed.
- a. The current sanitary SDC rate is **\$7,850.00 per EDU**. Rates typically increase on July 1.
 - b. A credit of 8.7 EDU's will apply based on previously paid sanitary SDC's (File #'s 16302, 2659, 1938).
 - c. Assignment of Equivalent Dwelling Units is in accordance with Table VII, Class 29 (1 EDU per office unit and 1 EDU per dwelling unit).

SECTION 3 – DESIGN REVIEW FINDINGS

This application is subject to Clackamas County Zoning and Development Ordinance (ZDO) Section(s) 1102, 510, 1002, 1005, 1006, 1007, 1009, 1010, 1015, 1021, 1102, and 1307. The Clackamas County Planning and Zoning Staff has reviewed these Sections of the ZDO and design guidelines in conjunction with this proposal and make the following findings and conclusions:

1. Section 1102 – Design Review

Subsection 1102.01 Applicability

Finding: Clackamas County's Zoning and Development Ordinance determines development types for which design review is required. ZDO Subsection 1102.01(A) states that design review is required for, "...development, redevelopment, expansions, and improvements in commercial and industrial zoning districts..." The proposed development is located in the Corridor Commercial district, and thus design review is required for the project.

Subsection 1102.02 Applicability

Finding: Clackamas County's Zoning and Development Ordinance determines the submittal requirements necessary for design review. The applicant submitted a set of information consistent with the submittal requirements of the Zoning and Development ordinance which county staff deemed complete on December 10, 2019. The standard is met.

Subsection 1102.03 Approval Criteria

Finding: Clackamas County's Zoning and Development Ordinance determines that projects which require design review are subject to the standards of the underlying zoning district as well as to Section 1000 "Development Standards". The analysis of the proposal, per those sections of the Clackamas County ZDO, follow in subsequent sections.

2. Section 510 – Corridor Commercial (CC) district

Subsection 510.03 Uses Permitted

Clackamas County's ZDO determines uses that are permitted primary, permitted accessory, conditionally permitted, or not allowed in each zoning district.

Finding: The proposed development is located in the Corridor Commercial district. The applicant's submitted materials indicate that the proposed use for this site is a "Mini-Storage/Self-Storage

Facility”, which is listed in Table 510-1 as a permitted primary use in the Corridor Commercial district. The proposed development meets the standard.

Subsection 510.04 Dimensional Standards

Finding: The table below demonstrates how the applicant’s proposal complies with the dimensional standards of the CC district. These standards are met.

	Ordinance Standard	Demonstrated Dimension	Complies With Standard
Minimum Lot Size	None	0.75 acre	Complies
Maximum Front Setback	20 feet	15 feet	Complies
Minimum Front Yard Setback	15 feet	15 feet	Complies, per 1005.03(E)(1)
Minimum Rear Yard Setback	15 feet, per footnote 12	32 feet	Complies
Minimum Side Yard Setback	15 feet, per footnote 16	20 feet	Complies
Maximum Building Floor Space per Use	None		Not Applicable

3. Section 1002 – Protection of Natural Features

Section 1002 addresses the protection of various natural features including hillsides, the excessive removal of trees prior to development, the protection of trees and wooded areas through development, river and stream corridors, the winter ranges of deer and elk populations, certain open spaces near Mount Hood, significant natural areas, and significant landforms and vegetation.

Finding: The site has been previously developed and historically used as a display lot for vehicles and other merchandise. There is virtually no natural vegetation and any cultivated vegetation planted to support the previous use has not been well maintained. There are no significant slopes on the site. There are no additional elements protected by Section 1002, as identified in the Clackamas County Comprehensive Plan, present on site. The standards of Section 1002, as applicable, are met.

4. Section 1005 – Sustainable Site and Building Design

Section 1005 addresses the development of sites and design of buildings so as to efficiently utilize land, create lively, safe, and walkable centers, support the use of non-auto modes of transportation, reduce impact of development of natural features, utilize opportunities arising from a site’s configuration, design illumination so dark skies are maintained when possible and accommodate the needs of users of developments. It applies to institutional, commercial, and industrial development; multifamily dwellings; and developments of more than one two- or three-family dwelling.

Subsection 1005.03 – General Site Design Standards establishes standards for the sites of commercial, industrial, and multifamily developments and addresses standards for the placement and orientation of buildings, on-site pedestrian circulation, the placement and orientation of building entrances, and other use- and zone-specific standards.

Finding: The proposal is for the new construction of a self-storage facility with new accessory office and caretaker spaces. The site design includes new vehicular and pedestrian circulation, landscaping, and other site elements. The proposal is for a three buildings set within the site and clustered for the shared use of driveway and parking space. The project is designed on a previously developed site allowing for the reuse and maintenance of sidewalks and new development along a busy commercial corridor. The site design shows a 25 foot by 30 foot concrete walkway/plaza connecting the site to the corner of SE 82nd and SE Glencoe. The site design shows one of the buildings set at a yard depth of 15 feet from the front property line along SE 82nd, satisfying the front yard requirements of 1005.03(E). The parking lot is not greater than three acres in size. The building is located along a major transit street and is located within 20 feet of that street. The standards of Section 1005.03, are met.

Subsection 1005.04 – Building Design provides standards for building facades, entrances roof design, exterior building materials, the screening of mechanical equipment, and other use- and zone-specific standards.

Finding: The building is designed with articulation of the façade through fenestration, change in materials and color, and modulation of plane. Human scale and proportion is used in the placement of materials with smaller scale materials and additional texture closer to the ground plane. Additionally, the primary public entrance (to the leasing office) has a 4 foot projecting canopy for weather protection. Additional building height at the corner of SE 82nd and Glencoe gives additional prominence to the public entrance and a design feature marking the intersection of the two public streets. The design uses colors that are appropriate to the commercial context. The design of the building is consistent with its proposed use and level of public exposure. The façade materials are consistent with the commercial identity of the corridor and its emerging character which puts emphasis on durable materials such as brick and cultured stone, transparency into occupied spaces facing the public way, and proximity to the street, and consistent with the proposed use of the building. Per the above findings and the applicant’s submitted drawings, the proposed building complies with the relevant standards of section 1005.04. These standards are met.

Subsection 1005.05 – Outdoor Lighting provides standards to ensure that onsite lighting is compatible with the site and surrounding uses while preventing light trespass and pollution.

Finding: The site design provides appropriately scaled lighting, including specialty landscape lighting which both enhances building appeal and provides pedestrian and vehicular safety. Per the above findings based on staff review of the applicant’s submitted drawings, the proposed addition complies with the relevant standards of section 1005.05. These standards are met.

Subsection 1005.06 – Additional Requirements requires projects to employ one additional design element per 20,000 square feet of site area.

Finding: Section 1005.06 requires applicants to employ one “Additional Requirement” for every 20,000 square feet of site area. The applicant must provide one “Additional Requirement”.

1. The site includes a number of passive heating/cooling techniques to satisfy the additional requirement of 1005.06(B).
2. The site includes an outdoor seating area/entrance plaza at the corner of SE 82nd and SE Glencoe, including pedestrian-friendly elements to satisfy the additional requirement of 1005.06(N).
3. The site includes only the minimum parking required to satisfy the additional requirement of 1005.06(R).

4. The site includes building at the minimum front yard depth for more than 75% of the frontage along SE 82nd to satisfy the additional requirement of 1005.06(V).
5. The building is located at the minimum side yard setback to satisfy the additional requirement of 1005.06(X).

This standard is met.

Subsection 1005.9 – Regional Center Design Standards implement the additional design standards of the Clackamas Regional Center Area as defined on Comprehensive Plan Map X-CRC-1.

Finding: Pedestrian access is provided to the building via a public plaza from SE 82nd Ave. The design is providing additional pedestrian amenities in the form of this plaza and enhanced landscaping and lighting along the 82nd Avenue street frontage. The standards are met.

5. Section 1006 – Utilities, Street Lights, Water Supply, Sewage Disposal, Surface Water Management, and Erosion Control.

Section 1006 addresses the provision of appropriate infrastructure for utilities, water supply, and sewage disposal, as well as the management of surface water and site erosion.

Finding: No new streetlights are required to meet county requirements. County Planning staff has received the required preliminary statements of feasibility from Water Environment Services and Clackamas River Water. Per the above findings and the applicant's submitted materials, the proposed development complies with the relevant standards of Section 1006. These standards are met.

6. Section 1007 - Roads and Connectivity

Subsection 1007.02 – Public and Private Roadways

Subsection 1007.03 – Private Roads and Access Drive

Subsection 1007.04 – Pedestrian and Bicycle Facilities

A-C: General Standards, Design and Requirements

D-G: Location and Construction of Sidewalks and Pedestrian Paths

H: Sidewalk and Pedestrian Path Width

I-N: Accessways, Bikeways, Trails, Bike/Pedestrian Circulation

Finding: The proposed development will be required to comply with all applicable requirements of Clackamas County Engineering, including those identified through the ZDO and within the county's engineering standards. **With the conditions recommended by Clackamas County Engineering in Section 2 and the applicant's submitted drawings, the proposed development meets the standards. As conditioned, these standards can be met.**

Subsection 1007.05 – Transit Amenities

Finding: Subsection 1007.05 applies to all residential, commercial, institutional, and industrial developments on existing and planned transit routes. The local transit provider, Tri-Met, was invited to comment at both the pre-application conference and through the land use application. No input was received from the agency. The standard is met.

Subsection 1007.06 – Street Trees addresses requirements for street trees within the Portland Metropolitan Urban Growth Boundary, in the Clackamas Regional Center Area, in the Business Park zoning district, and in Sunnyside Village.

Finding: The proposed development is within the Portland Urban Growth Boundary. Street trees are provided in the landscape plan around the perimeter of the site. These standards are met.

Subsection 1007.07 – Transportation Facilities Concurrency

Finding: Clackamas County’s engineering division and the Oregon Department of Transportation have reviewed the proposal. Their conditions of approval will ensure that the capacity of transportation facilities is adequate or will be made so in a timely manner. **The conditions recommended by Clackamas County Engineering and Oregon Department of Transportation in Section 2 and the applicant’s submitted drawings, the proposed development meets the standards. As conditioned, these standards can be met.**

7. Section 1009 – Landscaping

Section 1009 seeks to ensure that sites are design with appropriately selected, designed, installed, and maintained landscape materials and that landscaped areas are used for appropriate purposes.

Finding: The proposed site design is 10.7% landscaped area, and will exceed the 10% requirement of the design standard in the CC zone. A variety of plants of various sizes, textures, and seasonal interest are indicated, none of which are invasive or noxious species. These species are predominantly native and/or drought tolerant plants, appropriate to a commercial context and the local habitat/conditions. Conditions of approval will ensure compliance with the required landscaping in terms of composition of materials, installation and maintenance of landscape, and irrigation as well as buffering between the commercial use and adjacent residential uses. **With the conditions of approval in Section 2, the above findings and the applicant’s submitted drawings, the proposed development meets the standards. As conditioned, these standards are met.**

8. Section 1010 – Signs

The provisions of Section 1010 are intended to maintain a safe and pleasing environment for the people of Clackamas County by regulating the size, height, number, location, type, structure, design, lighting, and maintenance of signs.

Finding: Although there are some signs indicated on the façade drawings, no dimensioning or material information is provided and thus they will not be reviewed as part of this Design Review decision. Any future proposed signage on the site will need to comply with the standards of Section 1010. **With the conditions of approval in Section 2, the above findings and the applicant’s submitted drawings, the proposed development meets the standards. As conditioned, these standards are met.**

9. Section 1015 – Parking and Loading

Section 1015 is designed to ensure that developments in Clackamas County provide sufficient and properly designed parking for motor vehicles and bicycles as well as appropriate off-street loading areas.

Finding: ZDO Table 1015-1 requires 0.2 off-street parking spaces per 1,000 square feet of building area. As such 26 parking stalls are required on site. The submitted site plan provides 26 parking stalls, satisfying this requirement. Table 1015-2 provides requirements for 1 bicycle parking per 10,000 square feet of building area, totaling 13 parking spots for the site. The design provides 14 spots, within 50 feet of a public entrance. Per ZDO Table 1015-3, three off-street loading zones are required for a development of this size and use, and the proposed site design proposes 6. The dimensions and locations of all proposed parking areas comply with the standards of ZDO Section 1015. The standards are met.

10. Section 1021 – Refuse and Recycling Standards For Commercial, Industrial, and Multi-Family Developments

Finding: The applicant has indicated that the trash and recycling collection area will be located in the southwest corner of Building B. Garbage and recycling is to be rolled out for pick up. The area trash and recycling containers' staging area for pick up is unclear. The dimensions of the internal enclosure space, in addition to the containers that are to be used for collection, are not made clear. **With the conditions of approval in Section 2, the above findings and the applicant's submitted drawings, the proposed development meets the standards. As conditioned, these standards are met.**

SECTION 4 - SUMMARY OF FINDINGS AND RECOMMENDATION

The Planning and Zoning Staff finds that, as conditioned herein, the proposed building and site design meets the standards of the permitted uses in the Corridor Commercial district and applicable design review standards.

Based on the above analysis of the ordinance standards, staff recommends approval of this design review application for the proposed development, subject to the proposed conditions indicated in Section 2.

Clackamas County is committed to providing meaningful access and will make reasonable accommodations, modifications, or provide translation, interpretation or other services upon request. Please contact us at 503-742-4545 or email drenhard@clackamas.us.

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